

Agenda Item 04

Supplementary Information Planning Committee on 15 January, 2025

Case No. 24/1140

Location 66 Cavendish Road, London, NW6 7XP
Description Demolition of the existing residential building and the construction of a new part five, part six storey residential building, together with associated landscaping, cycle parking and refuse and recycling facilities.

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Further representations

One further comment has been received in objection to the proposals since the publication of the committee report. The objection includes some additional concerns summarised as below:

Nature of Objection	Officer response
Overlooking and privacy: The planning application does not adequately consider the effect on properties on Dyne Road, which will be overlooked by the proposed development. The increased scale and additional floor of the proposed building will negatively impact the privacy of Dyne Road residents.	Dyne Road properties are separated from the site by Railway of approximately 28 metres to their boundaries. The proposal complies with Brent's SPD 1 Design Guide principles towards the rear properties on Dyne Road and as such there would be no significant detrimental impact on their amenities. The principles are discussed within 'Impact on Neighbouring Properties' within the main committee report.
View Obstruction: Residents, particularly those overlooking the church, will experience compromised views due to the development.	Impacts to private views is not a material consideration and the proposal is not considered to have an material adverse impact on the outlook from the neighbouring properties.
Insufficient References in Documentation: Dyne Road has not been appropriately referenced in the submitted planning documents.	Dyne Road properties are 28 metres away from the site across a Railway and as such no significant impact is envisaged as part of this application.

Changes to the main committee report:

Clarification on Paragraph 93:

An updated Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) were submitted during the course of the application. As a result, Condition 9 is a compliance condition instead of a pre-commencement condition which was referred to within paragraph 93 of the main committee report.

Clarification on Paragraph 99:

There is a typographical error in paragraph 99 where the term "air source heat pump (ASHP)" is used. This should correctly refer to an exhaust air source heat pump (EAHP) instead.

Recommendation: Officers continue to recommend that permission is granted subject to a S106 agreement, conditions and informatives as set out within the draft decision notice.

